

FULLY FIXTURED QUICK SERVICE RESTAURANT



West 85th Shopping Centre

8560 8A Avenue SW
Calgary, AB

CBRE

Demographics



51,938

Population Within 3 KM

39,076

Daytime Population
Within 3 KM



\$264,422

Average Household Income
Within 3 KM

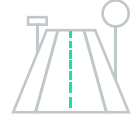
\$233,531

Average Household Income



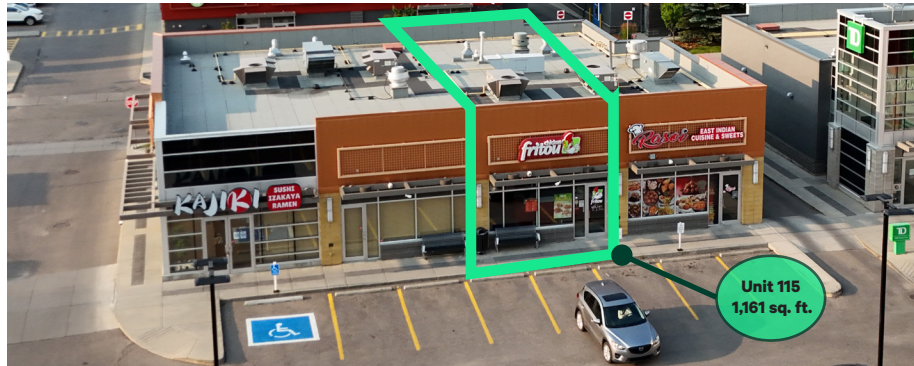
41 Years

Dominant Age Within 5 KM



13,683

VPD along 85th Street SW



Prime retail opportunity for a fully fixtured restaurant in West Springs

- Conveniently located in the heart of West Springs serving the communities of Aspen Woods, Cougar Ridge, Paskapoo, Coach Hill and Wentworth
- West 85th Shopping Centre offers unique shops, professional services and restaurants
- Minutes from COP and plenty of parks, pedestrian and bike routes throughout the area
- Close proximity to the Trans-Canada Highway, Stoney Trail, Bow Trail and 17th Avenue allowing quick access in and out of the communities and 15-20 minute walk to Downtown and C-Train Station
- Plenty of parking available

Space Available

Unit 115
1,161 sq. ft.



BASIC RENT: Market

OP COSTS & TAXES: \$21.76 est (2026)

SIGNAGE: Fascia

Pylon - \$200 + GST per month

POSSESSION: Immediate

TERM: 5 - 10 years



Leasing Plan

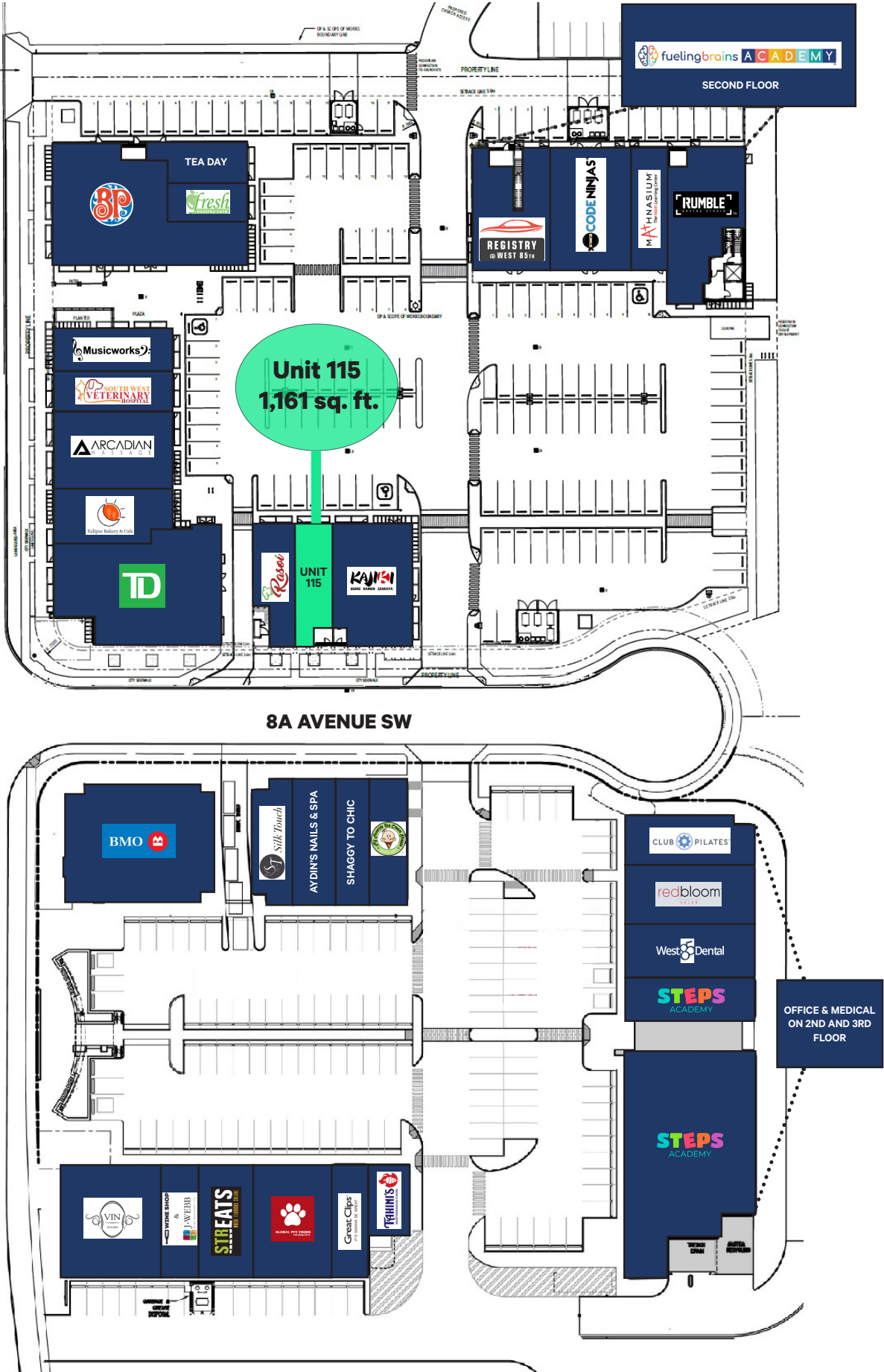
Available

Under Offer

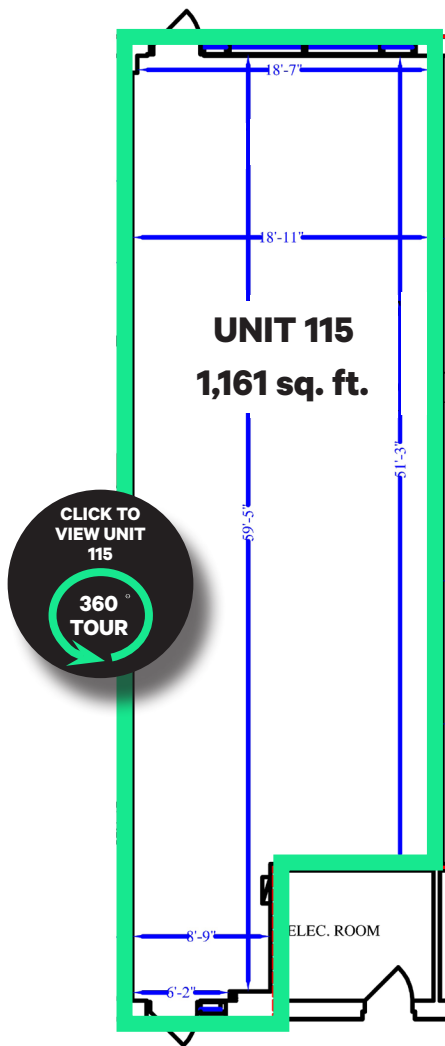
Conditionally Leased

Leased

85TH STREET SW



Floor Plan & Photos of Unit 115



Photos of Unit 115

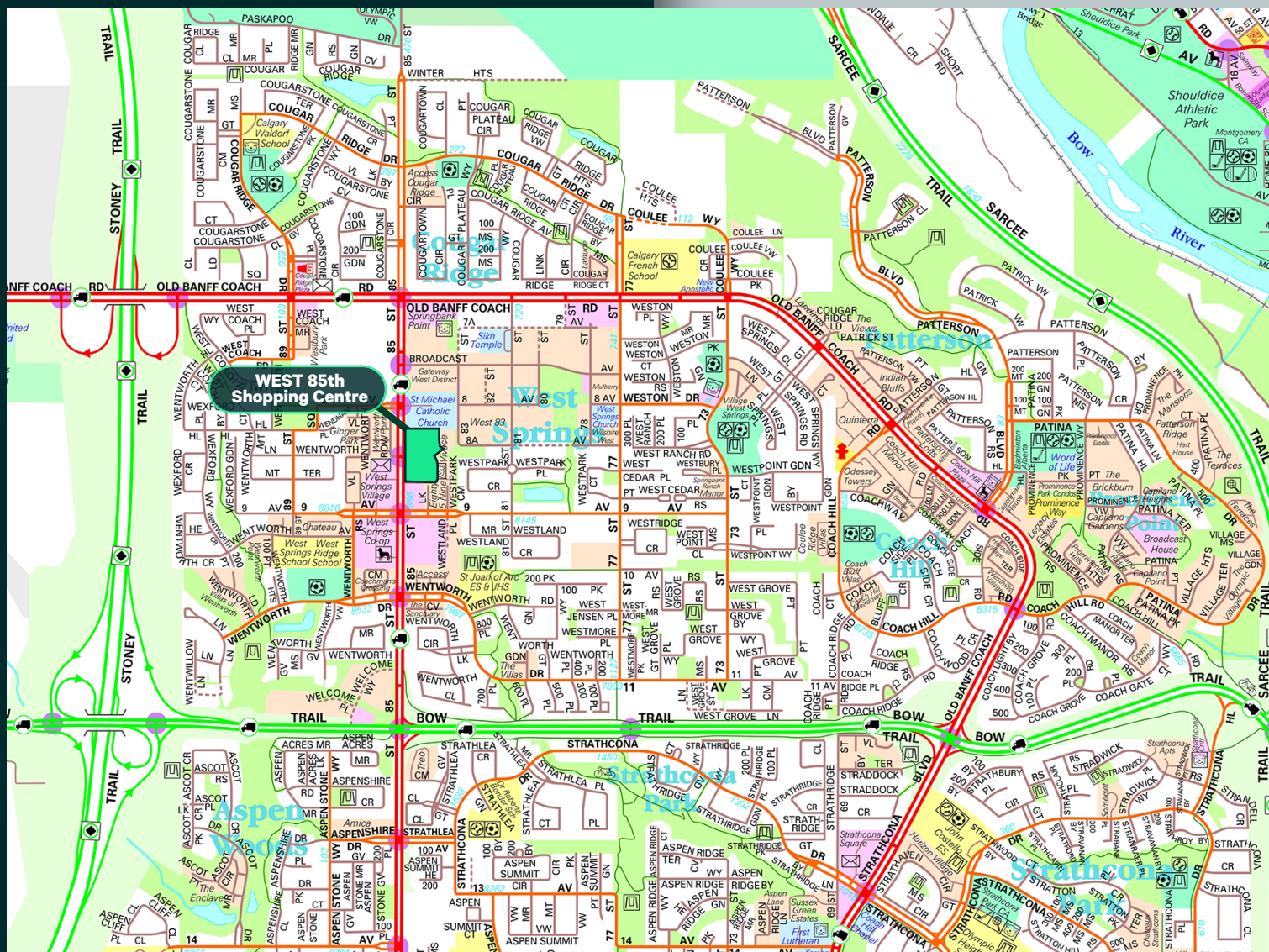


Photos of Unit 115



Aerial Photos





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